



# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

# HIGHLIGHTS

A Monthly Publication of the VGOA

June 2024

## NEWS FROM THE BOARD Compiled by Patrick Comiskey

Thirty-six people attended the Board Meeting held May 28, 2024, including eight Directors, Management representatives, and invited guests. The public portion of the meeting included a presentation from Kimberly Lilley, Director of Advocacy for Berg Insurance Agency, who provided a very informative, detailed analysis of the insurance challenges facing HOAs.

### INSURANCE RATES, THE NEW REALITY:

A veteran of the HOA insurance industry, Ms. Lilley painted a stark picture of the property insurance landscape for HOAs. Property damage caused by natural disasters, the skyrocketing cost of reconstruction, and state regulations capping the premiums carriers can charge have resulted in huge financial losses for the industry. Admitted carriers are leaving the state or dropping "risky" properties such as those in fire zones and those with significant deferred maintenance. Without admitted carriers in the market, the only insurance available is through non-admitted carriers which are not subject to state regulation and therefore can dramatically raise premiums. As a result, Ms. Lilley says she has seen premiums jump between 150 to 1500 percent.

Director Daniel Millner asked if this meant the HOA should plan on raising assessments. Ms. Lilley responded that until the admitted carriers are coaxed back, rates will most likely continue to rise, as much as 20%, though annual increases will likely be less painful than the one we experienced this year.

Ms. Lilley added that rising costs are not the only thing to be concerned with. Properties like the Village Green are particularly vulnerable because of their age and the

more or less constant state of upgrade and repair. "It used to be that if you had an older structure, no one cared," she says, "Now they're asking for every permit, every signature and certification." She urged the Green to be proactive in making structural repairs and improvements not only to offset threats to life and property, but to also ensure that the HOA can still get insurance.

Director Laura Civiello asked what would happen if the HOA reduced the amount of insurance it carries or was uninsured altogether. Ms. Lilley said lenders are taking a closer look at HOA policies and would likely call any loans on properties that weren't fully insured. In addition, government-backed agencies Fannie Mae and Freddie Mac, which are responsible for backing 70% of all homeowner loans, will not approve loans to properties that are not fully insured, thereby reducing the pool of potential buyers.

In all, it was a stark look at the state of affairs in insurance premiums.

### CLUBHOUSE REFRIGERATOR:

The Board approved a resolution to replace the failing appliance in the clubhouse kitchen at a cost of \$790.

## MARK YOUR CALENDARS!

### THE HISTORY & LEGACY OF SUGAR HILL

Celebrate the Icons, Legends & Trailblazers of West Adams' Black History  
A 2-part event sponsored by Communications Committee

#### PART ONE:

Saturday, June 15, 10am - 11:30am

A Conversation about Sugar Hill  
Lecture & Discussion, VG Clubhouse  
RSVP is required by June 12th.

Scan the QR code,  
email [vgcomcom@villagegreenla.net](mailto:vgcomcom@villagegreenla.net),  
or text/call 323-401-4695.



#### PART TWO:

Saturday, June 29, 10am - 11:30am

Guided Walking Tour of Sugar Hill  
Details t.b.a.

Go to [villagegreenla.net/sugar-hill](http://villagegreenla.net/sugar-hill) for more information!  
Sponsored by the Communications Committee



### DRINKS ON THE GREEN IS BACK!

Sunday, June 23, 4pm-7pm

West Green

Please bring an appetizer and beverage to share, and your eco-friendly cup!

Co-sponsored by Cultural Affairs



### VILLAGE GREEN YARD SALE

Saturday, July 27, 8am - 3pm

on the Coliseum and Hauser perimeters.

Please have a look at helpful tips on the VG website.

<https://tinyurl.com/2024VGYardSale>



# MANAGEMENT REPORT

Compiled by Sherri Giles; edited by P.J.C.

## NEW LAUNDRY VENDOR DEBUTS:

The transition to a new laundry vendor will begin June 10 with courts 1-4. The old vendor, WASH, will remove their machines, and after cleaning and repair, All Valley Washer Service (AVWS) will install new machines. Replacement of machines in courts 5-8 will take place on June 11, courts 9-12 on June 12, and courts 13-17 on June 25. The process is expected to be completed in 6 days, during which there is likely to be one day of service disruption for each room. Lastly, AVWS will hold two in-person orientation sessions to introduce VG residents to the new machines, scheduled for 2pm on June 11th in Court 4 and June 26th in Court 13.

## SERPENTINE WALLS:

The Board has approved a proposal from structural engineer Bruce Danziger to review plans, provide structural design and documentation, coordinate with contractors and inspectors, and oversee foundation replacements of the serpentine walls. Mr. Danziger anticipates the design and documentation portion will be completed in a month and a half, at which point contractor Craig Troxler will be able to submit Mr. Danziger's plans to the Los Angeles Department of Building and Safety.

Lambert Geissinger of LAOHR met with management to inspect some of the serpentine wall repair work. He noted the difference in appearance between original and more recently constructed walls, and recommended management contact Architectural Resources Group for recommendations on giving the bricks a weathered look.

## ROOF INSPECTIONS & EVALUATION:

Management has begun soliciting RFPs from three roofing companies to conduct inspections of all residential building and garage roofs.

## RESIDENTIAL BUILDING PAINTING & INSULATION:

This project has been ongoing since March 20. However, the schedule was upended when a resident in Building 26 reported an active hummingbird nest with eggs located in a vent. The painting team will come back once the chicks have fledged.

## ELECTRICAL UPGRADE NEWS:

Per the resolution in March, Brian Waschgau has been hired as a temporary contractor to assist with the planning and coordination of the electrical upgrades in Building 1 and 88. Commencing on Monday, June 17, this work will be preceded by two informational Zoom meetings for building residents during the week of June 3. Additionally, we learned that LADWP has announced a new Fair Share Line Extension Program, wherein the cost for conduits and substructures to upgrade power service will be shared between rate payers and the utility. For more information:

<https://tinyurl.com/DWP-FairShareInfo>

## GARAGE RESTORATION & PAINTING:

Courts 3, 7, and 11 have been selected for garage restoration and repair. Work will commence in late summer/early fall to allow for optimal scheduling, and will include termite treatment, carpentry repairs and new paint; this year the process will also include repairs to some of the roofs and concrete foundations of selected structures. Annual garage inspections of garages will coincide with this work.

## SECURITY UPDATE:

As a follow-up to last month's discussion about Green Knight Security's performance, Ms. Sherri Giles updated the Board on her discussions with the vendor and residents' concerns that officers were driving too fast. GKS acknowledged that officers might have been a bit zealous in their efforts to reach the required tracking and contact points in the allotted time and assured Ms. Giles that they have made adjustments.

## BALCONY INSPECTIONS:

Management has received four proposals to inspect the balconies per SB326; one vendor will be chosen and their proposal presented at the June Board meeting.

## GARAGE COURT LIGHTING UPGRADES:

An electrical firm has been chosen to install and replace new and existing lighting fixtures in Court 1, 2, and 7. Costs will be submitted to the Board for approval at next month's meeting.

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## GKS SECURITY REPORT April 22 to May 23, 2024 Edited by Patrick Comiskey

### DOG OFF LEASH, Court 5, April 22, 2pm.

A resident reported a man was walking his dog through the flower beds and peering in windows. Security responded but could not confirm the report.

### DOG OFF LEASH, Court 5, May 10, 4pm.

A woman phoned security regarding a possible trespasser playing with two unleashed dogs. When the Officer asked the owner to leash the dogs, the owner made negative comments, put the dogs in a car and drove up the hill.

### DISORIENTED TENANT, Court 2, May 12, 2:07pm.

Officers received a call that an elderly resident was standing in the driveway and seemed to be in distress. Security contacted the resident's brother for assistance.

### WELFARE CHECK, Court 2, May 14, 9am.

Management requested Officers perform a welfare check on an elderly resident. The resident was in need of assistance and was transported to the hospital.

### AUTOMOBILE THEFT, West Circle, May 16, 6:40am.

A resident reported his BMW X3 had been stolen.

### VANDALISM, West Circle, May 23, 2:30am.

A resident reported that a mailbox had been vandalized with what appeared to be fingernail polish, and noticed graffiti markings near the garage bin area.

### NOISE COMPLAINTS, Court 7, Multiple dates.

Residents have lodged more than a dozen noise complaints against their neighbors. With the assistance of Security and Management, work on a resolution is ongoing.

**Highlights** and the VGOA website are all-volunteer publications of the Communications Committee and generous neighbors who contribute each month. For more VG News & Articles please go to [www.villagegreenla.net/news-and-articles](http://www.villagegreenla.net/news-and-articles).  
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